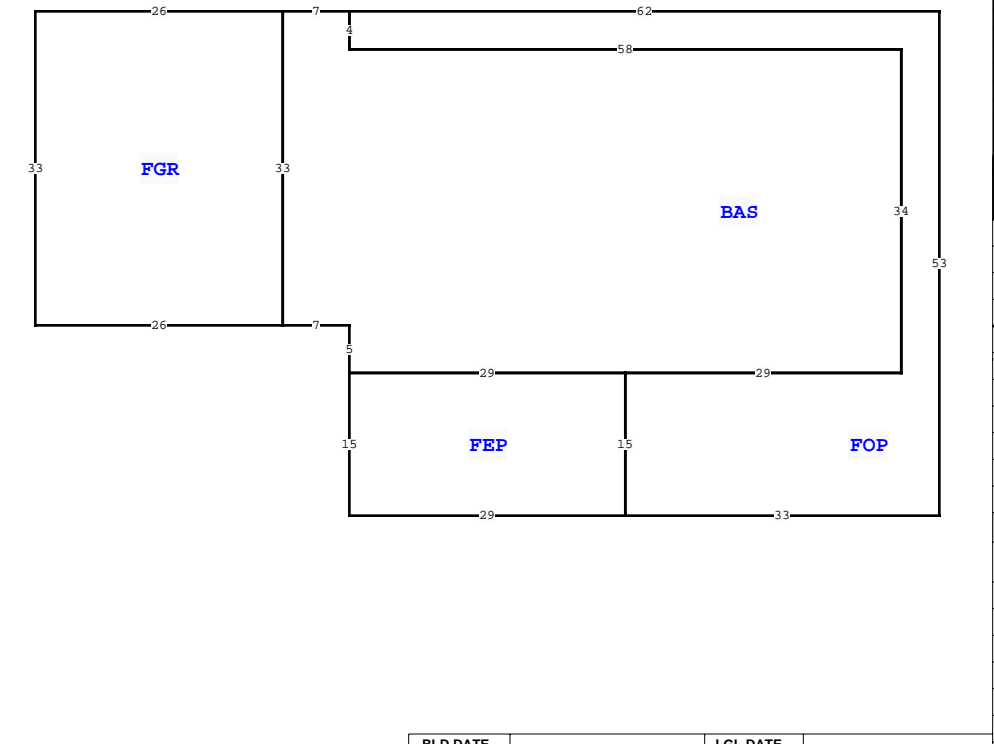


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2015								



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	33316.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100		2,203	175,829
FEP	435	80		348	27,775
FGR	858	55		472	37,672
FOP	879	30		264	21,071
TOTALS	4,375			3,287	262,347

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	262,347			
TOTAL MARKET OB/XF VALUE	25,451			
TOTAL LAND VALUE - MARKET	112,240			
TOTAL MARKET VALUE	316,413			
SOH/AGL Deduction	106,350			
ASSESSED VALUE	210,063			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	158,652			
TOTAL JUST VALUE	400,038			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	388,703			

SALE:6:1: \$.55 STAMPS			
SALE:3:1: LOT 2, SUWANNEE DOWNS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050852	Roof Replacement	9,000	09/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0342	12/31/2014	WD Q	Q	I	01	260,000
GRANTOR: DONALD L & JOHNNA L J						
GRANTEE: STEPHEN M & JESSICA						
0940/1237	11/19/2001	WD Q	Q	V	03	100
GRANTOR: WILLIAM MATTERS						
GRANTEE: JOHNNA L JACKSON						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	33	45	1,485.00	UT	1.40	1.40	100	0	0	3	100	2,079	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0070	CARPORT UF	0	100	16	48	768.00	UT	1.50	1.50	100	2014	2014	3	100	1,152	
4	0040	BARN, POLE	0	100	54	36	1,944.00	UT	2.50	2.50	100	2014	2014	3	100	4,860	
5	0020	BARN, FR	0	100	64	48	3,072.00	UT	10.00	10.00	50	2014	2014	3	50	15,360	

1010 SW SUWANNEE DOWNS DR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/09/2025
										INC DATE		AG DATE	MLU
										TOTAL OB/XF 25,451			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W7 FGR= W26 S33 E26 N33 S33 E7 S5 FEP= S15 E29 N15 W29 S E29 FOP= S15 E33 N53 W62 S4 E58 S34 W29 S E29 N34 W58 N4 S.									

LAND DESCRIPTION										TOTAL OB/XF 25,451														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.88	AC		1.00	1.00	1.00	8,000.00	8,000.00	23,040							
2	6677	A	PECANS	0		A-1	0.00	0.00	5.15	AC		1.00	1.00	1.00	500.00	500.00	2,575							
3	6677	A	PECANS	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	11.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	89,200							